

South Carolina Department of Health and Environmental Control
Office of Ocean and Coastal Resource Management
104 Parker Ave.
Beaufort, South Carolina 29906

and

Charleston District, Army Corps of Engineers
69-A Hagood Ave.
Charleston, South Carolina 29403

February 27, 2014
Joint Permit Application Public Notice
Riverwind Homeowners Association, 1997-11207-1W(14)

The Department has received an application for a permit for the alteration of a critical area. The application was submitted pursuant to the Coastal Zone Management Act (Act 123) of 1977 South Carolina General Assembly. The application in brief, is described as follows:

LOCATION: On and adjacent to Beaufort River at Riverwind Drive, Port Royal, Beaufort County, South Carolina.
TMS: R111 009 000 06B 0000.

WORK: The work as proposed consists of removing an existing dock and constructing a new dock. Specifically, the applicant seeks to build a new 6' x 206' walkway, with handrails, leading to a partially covered 16' x 24' pierhead. Channelward of the pierhead, a 6' x 26' walkway will access a 3' x 30' ramp leading to a 14' x 99' floating dock. The work as described is for the use of Riverwind Property Owners.

This public notice is being distributed to all known interested persons and agencies to assist in developing facts on which a decision by the Department can be based. Comments concerning the proposed work must be submitted in writing, setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition.

Comments regarding this application must be received by the Department on or before **March 29, 2014**. For more information, please contact:
Geordy Madlinger at 843-846-9400 or via email at madlingj@dhec.sc.gov.

NOTE: Plans depicting the proposed work are available and will be provided upon receipt of a written request or may be viewed on the Department website at www.scdhec.gov/environment/ocrm/public_notice.htm.

MODIFICATION JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and
THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Office of Ocean and Coastal Resource Management
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION

Refer to: P/N #SAC-1997-11207-1W (formerly 97-1E-226)

21 FEBRUARY 2014

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.) an application has been submitted to the Department of the Army and the South Carolina Department of Health and Environmental Control by

RIVERWIND HOMEOWNERS ASSOCIATION
c/o O'QUINN MARINE CONSTRUCTION INC.
95 SHEPPARD ROAD
BEAUFORT, SOUTH CAROLINA 29907

for a permit modification to remove an existing community dock structure and construct a new community dock in waters of the

BEAUFORT RIVER

at a location adjacent to Riverwind Drive next to the Highway 802 bridge in the Town of Port Royal, Beaufort County, South Carolina (Latitude 32.3931°, Longitude -80.6796°)

NOTICE

is hereby given that written statements regarding the proposed work will be received by the Corps until

15 Days from the Date of this Notice,

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of removing an 8' x 206' walkway leading to a 16.6' x 31.8' pierhead with a 3' x 30' ramp leading channelward to a 7' x 30' floating dock and an 8' x 40' floating dock arranged in a "T" configuration as shown on sheets 4, 5 and 6 of 6. The existing structure will be replaced with a new community dock that will consist of a 6' x 206' walkway leading to a 16' x 24' pierhead with a 16' x 16' area of the pierhead covered with a roof. From the pierhead, a 6' x 24' fixed walkway will lead to a 3' x 30' ramp leading channelward to a 14' x 99' floating dock as shown on sheet on sheets 4, 5 and 6 of 6. The purpose of the proposed project is to replace an existing structure with a new structure at the same location and extending no further channelward for the private recreational use of the Riverwind Homeowners Association members and their guests.

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21 FEBRUARY 2014

The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certification is received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification must submit all comments in writing to the South Carolina Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended), the applicant has provided a protected species survey for the property associated with the activity described above. Based upon this report, the District Engineer has determined that the project is not likely to adversely affect any Federally endangered, threatened, or proposed species or result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request for written concurrence from the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service on this determination.

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office to provide any information it may have with regard to historic and cultural resources.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and

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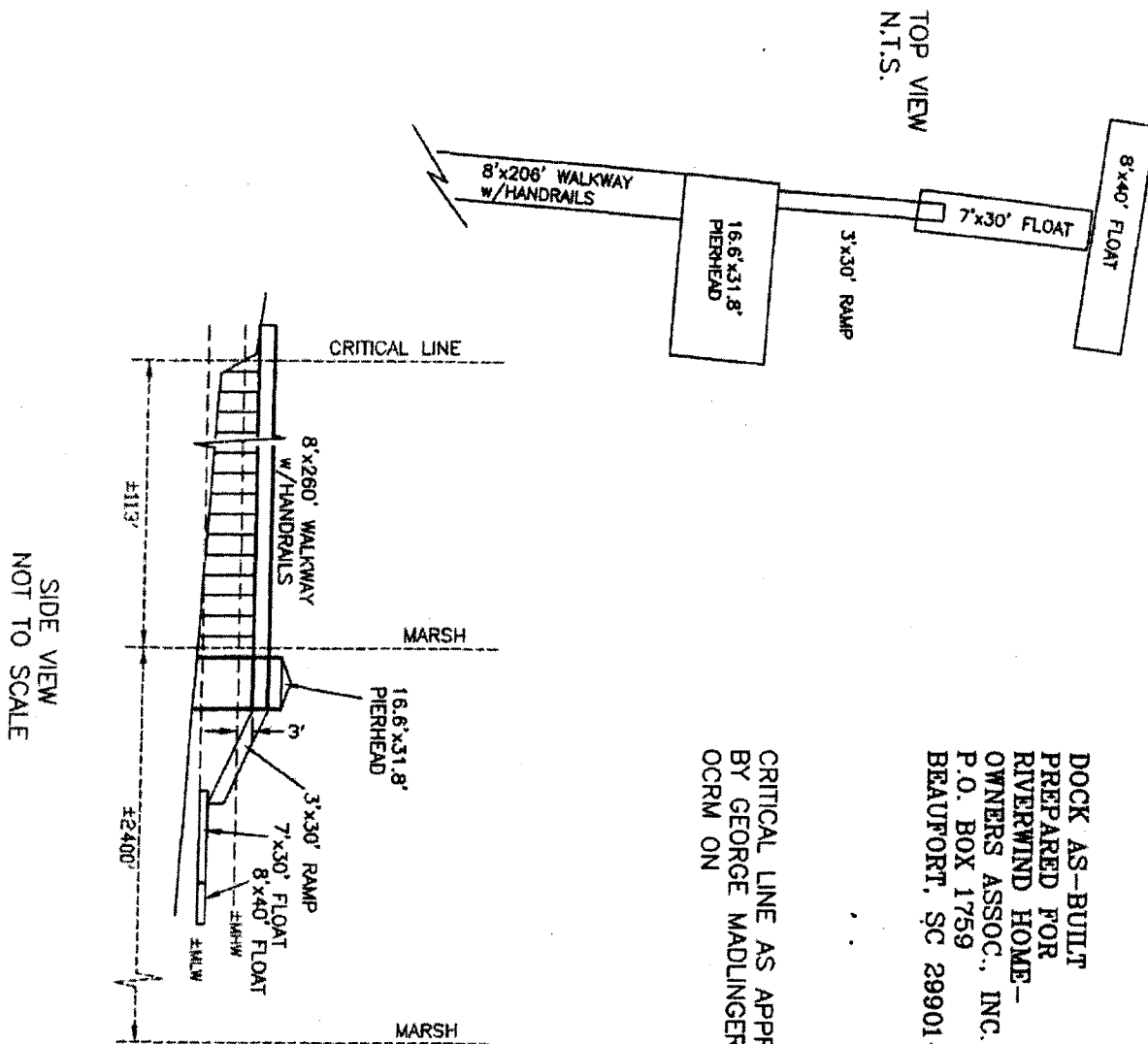
21 FEBRUARY 2014

conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact Debbie King at 843-329-8044 or toll free at 1-866-329-8187.

Geordy
Madlingle
SCDHEC-BCRM
Project manager
843-846-9400



CRITICAL LINE AS APPROVED
BY GEORGE MADLINGER OF
OCCRM ON

DOCK AS-BUILT
PREPARED FOR
RIVERWIND HOME-
OWNERS ASSOC., INC.
P.O. BOX 1759
BEAUFORT, SC 29901-1759

P/N #SAC-1997-11207-1W
(formerly 97-1E-226)

<p>APPLICANT: RIVERWIND HOMEOWNERS ASSOC. P.O. BOX 1759 BEAUFORT, SC 29901-1759</p> <p>ACTIVITY: DOCK PERMIT</p>	<p>LOCATION: PORT ROYAL</p> <p>COUNTY: BEAUFORT</p> <p>DATE: 01/10/14</p>	<p>ADJACENT PROPERTY OWNERS PORT ROYAL LANDING OWNERS ASSOC. P.O. BOX 265, PORT ROYAL, SC 29935 RIVER BLUFF LTD. PARTNERSHIP 1010 EAST NORTH ST., SUITE A GREENVILLE, SC 29601</p> <p>Sheet 2 of 6</p>
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BEAUFORT RIVER

FLOOD EBB

38.9

BRIDGE

±MLW

EDGE OF MARSH

218' ALONG
CRITICAL LINE

±MLW

TOE

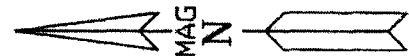
BLUFF

16.9
47.9

23.3

DOCK
ADJACENT DOCK

DOCK AS-BUILT
PREPARED FOR
RIVERWIND HOME-
OWNERS ASSOC., INC.
P.O. BOX 1759
BEAUFORT, SC 29901-1759



CRITICAL LINE AS APPROVED
BY GEORGE MADLINGER OF
OCRM ON

PORT ROYAL LANDING OWNERS ASSOC.
P.O. BOX 265
PORT ROYAL, SC 29935

S.C. HWY. 802

RIVER BLUFF LTD. P/S
1010 EAST NORTH ST., SUITE A
GREENVILLE, SC 29601

I HEREBY CERTIFY TO THE DIMENSIONS SHOWN
ON THIS SKETCH THAT PERTAIN TO CRITICAL LINE
AND MARSH LINE.

R111-009-000-026B-0000

0 75' 150' 300' 450'

SCALE 1" = 150'

JANUARY 10, 2014
P15278DA/MMA

P/N #SAC-1997-11207-1W
(formerly 97-1E-226)

DAVID S. YOUMANS RLS 9765
BEAUFORT SURVEYING, INC.
1613 PARIS AVENUE
PORT ROYAL, S.C. 29935
PHONE (843) 524-3261

APPLICANT:
RIVERWIND HOMEOWNERS ASSOC.
P.O. BOX 1759
BEAUFORT, SC 29901-1759

ACTIVITY: DOCK AS-BUILT

LOCATION: PORT ROYAL

COUNTY: BEAUFORT

DATE: 01/10/14

ADJACENT PROPERTY OWNERS
PORT ROYAL LANDING OWNERS ASSOC.
P.O. BOX 265, PORT ROYAL, SC 29935
RIVER BLUFF LTD. PARTNERSHIP
1010 EAST NORTH ST., SUITE A
GREENVILLE, SC 29601

Sheet 3 of 6

BEAUFORT RIVER

FLOOD EBB

38.9

BRIDGE

PROPOSED

EXISTING

47.9

PROPOSED
EXISTING

15.5

±MLW

EDGE OF MARSH

218' ALONG
CRITICAL LINE

±MHW

TOE

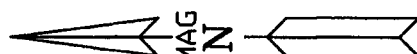
BLUFF

DOCK

EXISTING
PROPOSED

ADJACENT DOCK

DOCK PERMIT
PREPARED FOR
RIVERWIND HOME-
OWNERS ASSOC., INC.
P.O. BOX 1759
BEAUFORT, SC 29901-1759



CRITICAL LINE AS APPROVED
BY GEORGE MADLINGER OF
OCRM ON JAN. 21, 2014.

PORT ROYAL LANDING OWNERS ASSOC.
P.O. BOX 265
PORT ROYAL, SC 29935

S.C. HWY. 802

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GREENVILLE, SC 29601

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R111-009-000-026B-0000

0 75' 150' 300' 450'

SCALE 1" = 150'

JANUARY 10, 2014
P15278DP/MMA

P/N #SAC-1997-11207-1W
(formerly 97-1E-226)

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BEAUFORT, SC 29901-1759

ACTIVITY: DOCK PERMIT

LOCATION: PORT ROYAL

COUNTY: BEAUFORT

DATE: 01/10/14

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P.O. BOX 265, PORT ROYAL, SC 29935
RIVER BLUFF LTD. PARTNERSHIP
1010 EAST NORTH ST., SUITE A
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Sheet 4 of 6

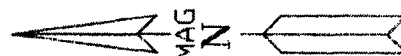
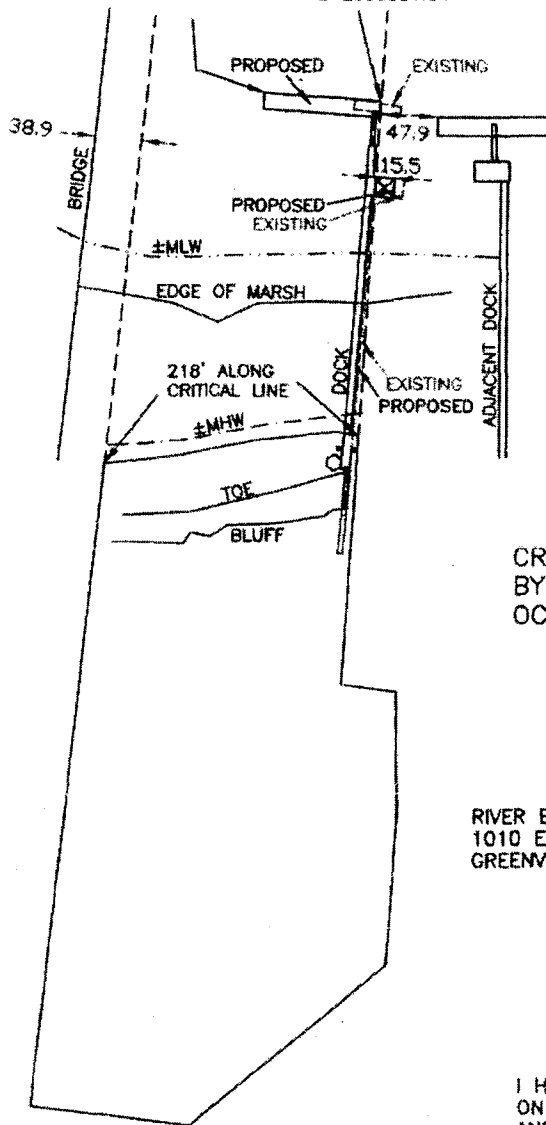
BEAUFORT RIVER

FLOOD EBB

N-204029.97
E-2099068.51

N-203932.44
E-2099051.54

DOCK PERMIT
PREPARED FOR
RIVERWIND HOME-
OWNERS ASSOC., INC.
P.O. BOX 1759
BEAUFORT, SC 29901-1759



CRITICAL LINE AS APPROVED
BY GEORGE MADLINGER OF
OCRM ON JAN. 21, 2014.

RIVER BLUFF LTD. P/S
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GREENVILLE, SC 29601

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AND MARSH LINE.

R111-009-000-026B-0000

0 75' 150' 300' 450'

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P/N #SAC-1997-11207-1W
(formerly 97-1E-226)

JANUARY 10, 2014

P15278DP/MMA

Received 2/20/2014

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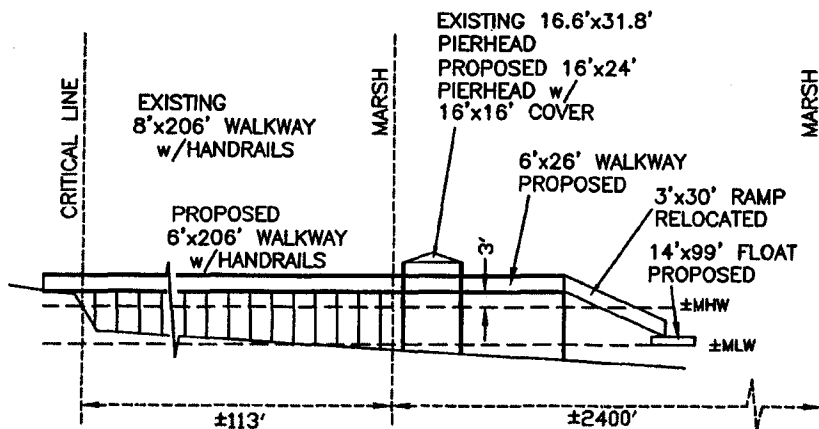
ADJACENT PROPERTY OWNERS

PORT ROYAL LANDING OWNERS ASSOC.
P.O. BOX 265, PORT ROYAL, SC 29935
RIVER BLUFF LTD. PARTNERSHIP
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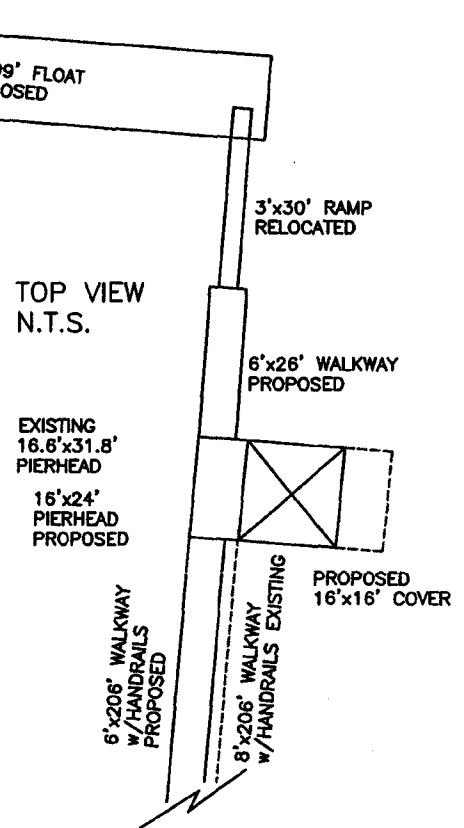
Sheet 5 of 6

DOCK PERMIT
PREPARED FOR
RIVERWIND HOME-
OWNERS ASSOC., INC.
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BEAUFORT, SC 29901-1759

CRITICAL LINE AS APPROVED
BY GEORGE MADLINGER OF
OCRM ON JAN. 21, 2014.



SIDE VIEW
NOT TO SCALE



R111-009-000-026B-0000

P152780P/MMA

P/N #SAC-1997-11207-1W
(formerly 97-1E-226)

David S. Youmans
DAVID S. YOUMANS RLS 9765
BEAUFORT SURVEYING, INC.
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APPLICANT:
RIVERWIND HOMEOWNERS ASSOC.
P.O. BOX 1759
BEAUFORT, SC 29901-1759

ACTIVITY: DOCK PERMIT

LOCATION: PORT ROYAL

COUNTY: BEAUFORT

DATE: 01/10/14

ADJACENT PROPERTY OWNERS
PORT ROYAL LANDING OWNERS ASSOC.
P.O. BOX 285, PORT ROYAL, SC 29935
RIVER BLUFF LTD. PARTNERSHIP
1010 EAST NORTH ST., SUITE A
GREENVILLE, SC 29601

Sheet 6 of 6